

# PLEASANT HILL PLAZA

Retail Coming Available | ±1,536 SF - ±1,761 SF

2<sup>nd</sup> Floor Office | ±1,631 SF



\*Photography Source: Sierra Pacific Properties, Inc.



1912-1974 Contra Costa Boulevard, Pleasant Hill, CA 94523



2099 Mt. Diablo Blvd, Suite 206  
Walnut Creek, CA 94596  
License #01784084

**ADRIA GIACOMELLI**  
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(925) 997-2307  
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# PLEASANT HILL PLAZA

## SUMMARY & HIGHLIGHTS



### SUMMARY

**ADDRESS** 1912-1974 Contra Costa Boulevard, Pleasant Hill, CA 94523

#### 1<sup>ST</sup> FLOOR RETAIL

**BASE RENT** \$36.00 - \$47.40 PSF Annually

**AVAILABLE** Suite 1902A - ±1,657 SF  
Suite 1942 - ±1,761 SF  
Suite 1954B - ±1,536 SF

#### 2<sup>ND</sup> FLOOR OFFICE

**BASE RENT** \$21.00 PSF Annually

**AVAILABLE** Suite 1928 - ±1,631 SF

**NNN** \$7.44 PSF Annually (2024 Estimate)

**BUILT** 1978

**TRAFFIC COUNTS** Contra Costa Boulevard 13,269 ADT  
Gregory Lane 15,296 ADT  
Monument Boulevard 34,136 ADT  
Interstate 680 243,602 ADT

Pleasant Hill Plaza is a ±108,234 SF Neighborhood Center anchored by Safeway ideally located on Contra Costa Boulevard immediately off the I-680. Pleasant Hill Plaza is a proven and active center with a complementary tenant mix servicing the daily needs of the thriving community.



### HIGHLIGHTS

- ±108,234 SF Proven Grocery-Anchored Neighborhood Center
- Great Visibility and Exposure Along Contra Costa Boulevard
- Complementary Tenant Mix of Daily Needs and Services
- Located at Four-Way Signalized Intersection
- Strong Daytime Population of 131,630 Within 3-mile Radius
- 28,565 ADT at Intersection to Pleasant Hill Plaza Shopping Center

\*Traffic count: REGIS USA Online: 06/13/24

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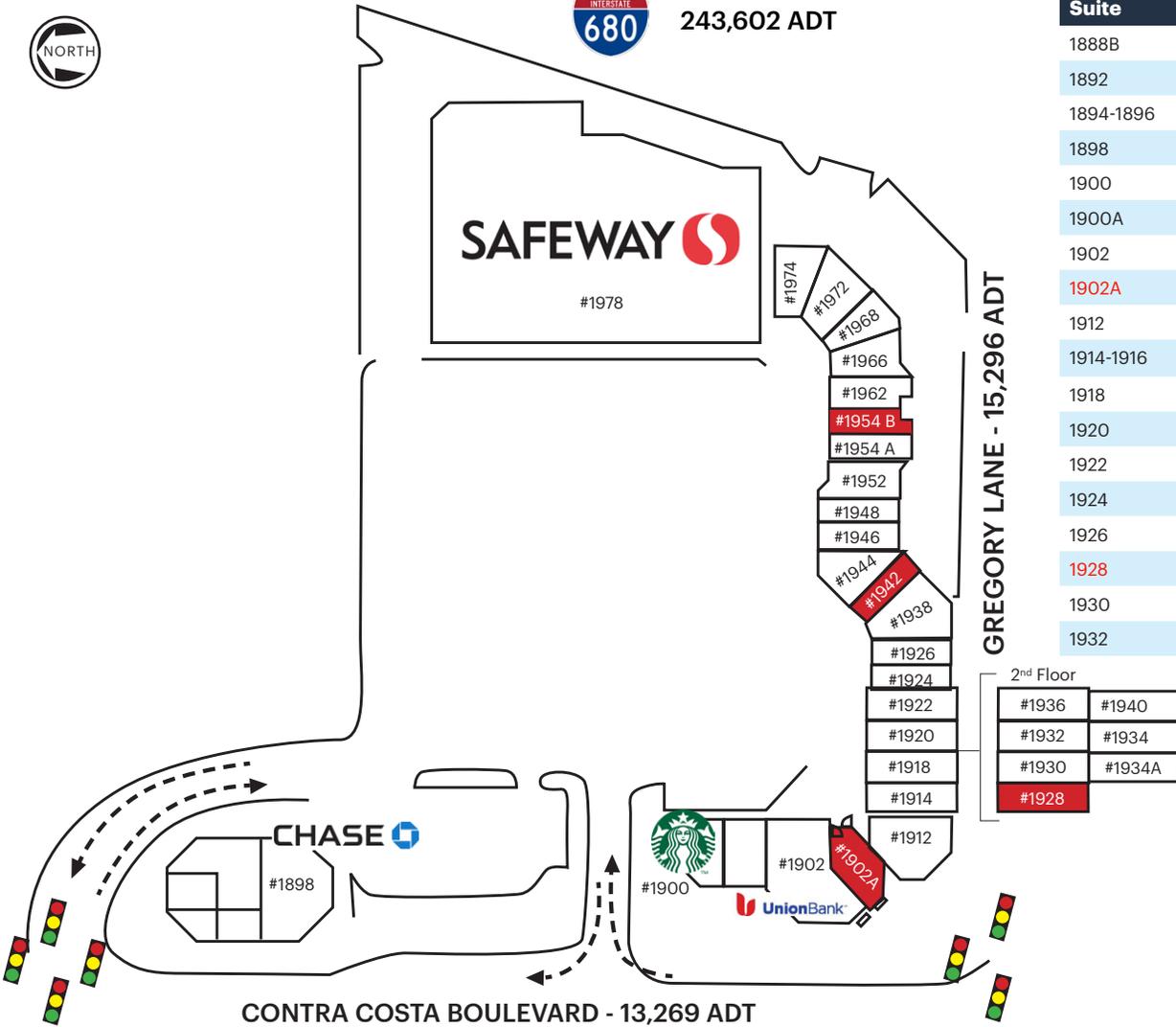
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## RETAIL SITE DIRECTORY



243,602 ADT



GREGORY LANE - 15,296 ADT

CONTRA COSTA BOULEVARD - 13,269 ADT

Suite	Tenant	SF
1888B	Goldsmith Jewelry	±496 SF
1892	Trendy Nail And Spa	±1,934 SF
1894-1896	Pleasant Hill Dental	±2,501 SF
1898	JP Morgan Chase Bank	±5,000 SF
1900	Starbucks	±1,740 SF
1900A	Nation's	±1,700 SF
1902	Union Bank	±4,878 SF
1902A	Available	±1,657 SF
1912	Han's Bistro   Plaza Cafe	±1,104 SF
1914-1916	Matsu Sushi	±1,960 SF
1918	BodyBar Pilates	±2,340 SF
1920	Spa Blue	±1,092 SF
1922	Diablo Trophy And Bo	±1,766 SF
1924	Sourdough & Co.	±1,770 SF
1926	Yopop Yogurt	±1,157 SF
1928	Available (2 <sup>nd</sup> Floor)	±1,631 SF
1930	Delphi Reality Group	±770 SF
1932	McNabb Fitness	±562 SF

Suite	Tenant	SF
1934	Textmunication	±1,813 SF
1934A	Uncommon Journeys	±557 SF
1936	MD Cellular Repair	±1,014 SF
1938	Farrington's	±1,873 SF
1942	Available	±1,761 SF
1944	Tj Salon & Spa	±1,985 SF
1946	Gmg Cleaners	±1,720 SF
1948	New Spring Day Spa	±2,491 SF
1952	Nupur Gupta DDS Inc	±1,438 SF
1954A	Berkshire Hathaway	±2,465 SF
1954B	Available	±1,536 SF
1962	Mountain Mike's	±2,550 SF
1966	Havana Kitchen	±928 SF
1968	Thai Osha	±1,350 SF
1972	Milk Tea Lab	±1,850 SF
1974	Taqueria Los Gallos	±1,380 SF
1978	Safeway	±47,488 SF



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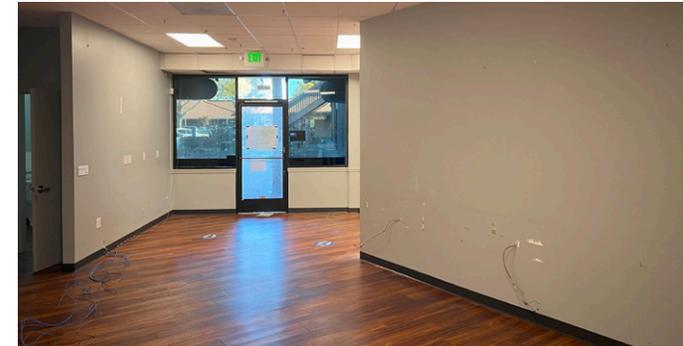
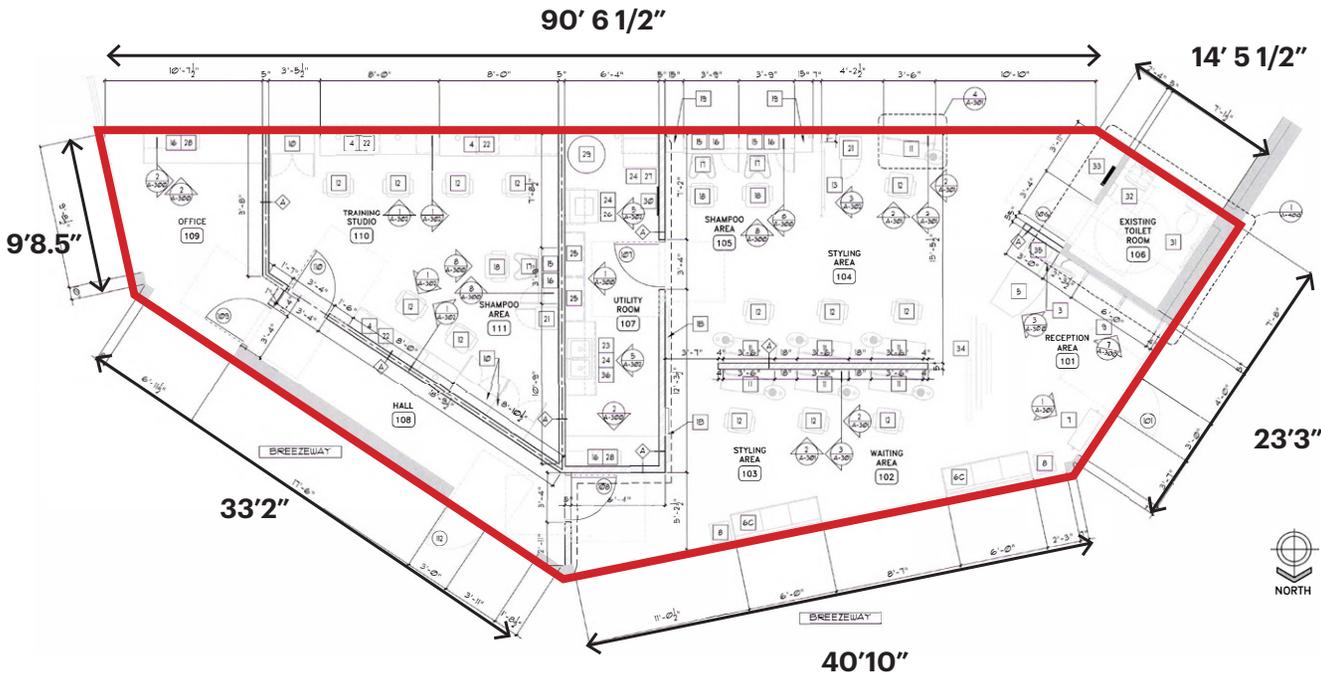
1<sup>st</sup> FLOOR: ±1,657 SF

## Suite 1902A: ±1,657 SF

RENT - \$47.40 PSF Annually Plus \$7.44 NNN (2024 Estimate)

Previously Occupied by Supercuts and Currently Vacant. Highlights Include 1 Restroom, 3 Separate Rooms, End Cap, Frontage on the Intersection of 680 Off-Ramp and Contra Costa Blvd.

**You Tube** [https://www.youtube.com/watch?v=P\\_nquqOOE2Q](https://www.youtube.com/watch?v=P_nquqOOE2Q)



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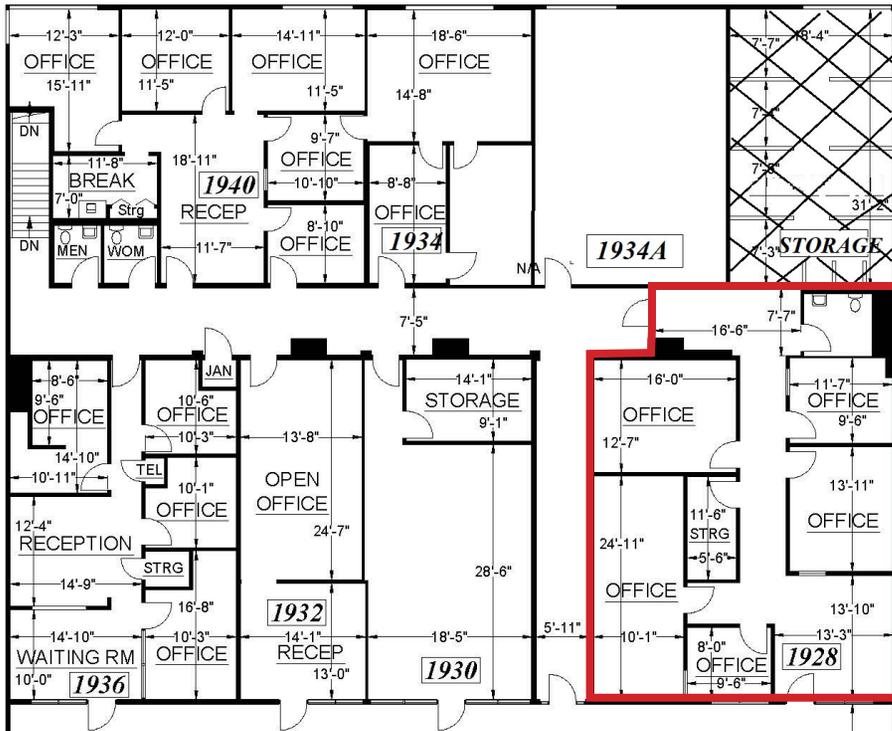
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## 2<sup>nd</sup> FLOOR: ±1,631 SF

### Suite 1928A: ±1,631 SF

RENT - \$21.00 PSF Annually Plus \$7.44 NNN (2024 Estimate)

Previously Occupied by 2x2 School. The Space Features 5 Offices, 1 Private Restroom, Visible Signage, Direct Access, and is set to become available in November 2024.



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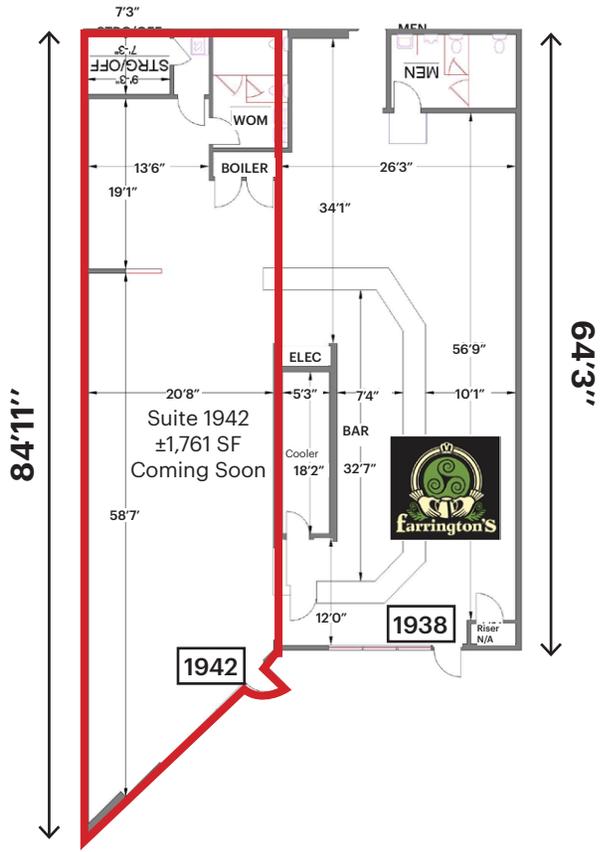
# PLEASANT HILL PLAZA

## 1<sup>st</sup> FLOOR: ±1,761 SF

### Suite 1942: ±1,761 SF

RENT - \$36.00 PSF Annually Plus \$7.44 NNN (2024 Estimate)

Currently occupied by Farrington's Bar. Tenant will be downsizing and shall remain in the adjacent suite only, making suite 1942 available.



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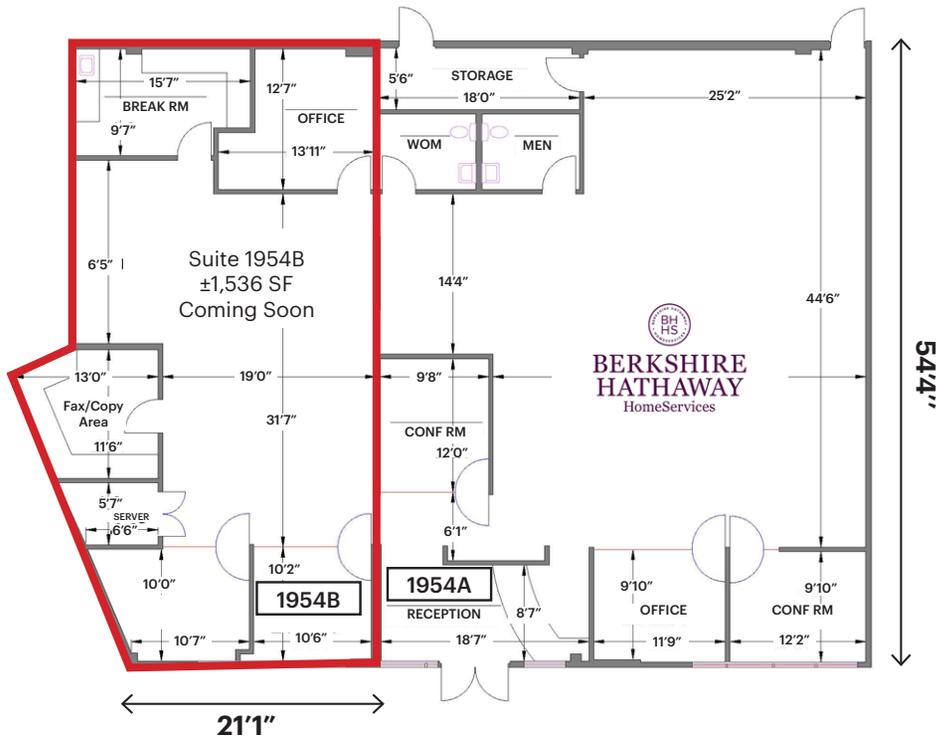


1<sup>st</sup> FLOOR: ±1,536 SF

## Suite 1954B: ±1,536 SF

RENT - \$36.00 PSF Annually Plus \$7.44 NNN (2024 Estimate)

Currently occupied by Berkshire Hathaway. Tenant will be downsizing and shall remain in the adjacent suite only, making suite 1954B available.



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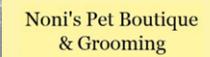
## CLOSE-UP MARKET AERIAL



**Pleasant Hill Plaza**

Sun Valley Inn

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## MARKET AERIAL

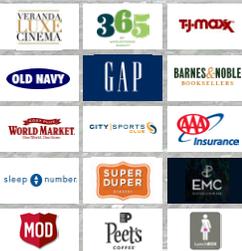
**Pleasant Hill Shopping Center**



**Willows Shopping Center**



**The Veranda**



**Sun Valley Mall**



**Pleasant Hill Plaza**



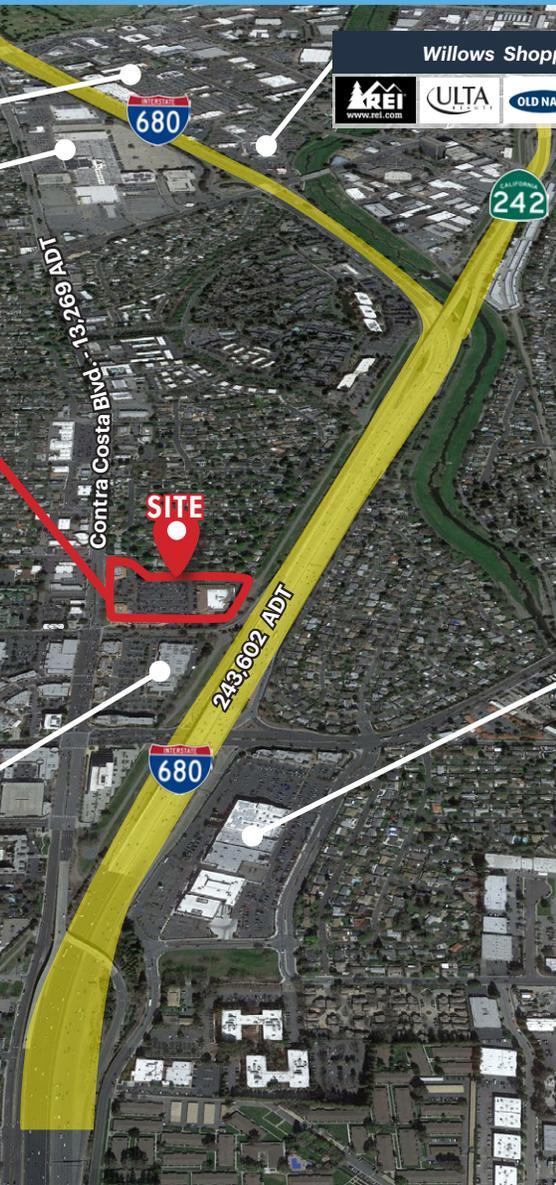
**Crossroads**



**Downtown Pleasant Hill**



**The Courtyard Shopping Center**

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## DEMOGRAPHICS



### POPULATION

1 MILE	3 MILES	5 MILES
24,552	147,600	275,211



### ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
9,492	59,584	109,565



### ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$156,058	\$173,455	\$186,572



### ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.57 M	\$1.83 M	\$1.93 M



### COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

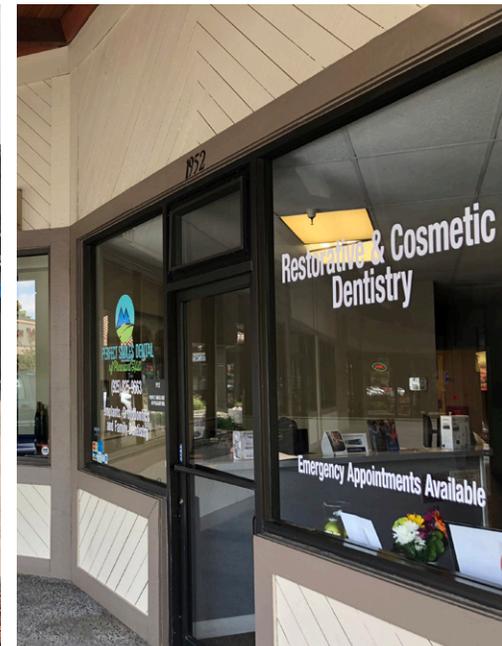
1 MILE	3 MILES	5 MILES
45.4%	52.3%	52.6%



### TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$435.28 M	\$2.95 B	\$5.75 B

Pleasant Hill is home to over 24,552 residents within a 1-mile radius and an average income of \$156,058. The city is centrally located in Contra Costa County along I-680. Pleasant Hill has a small town charm, and yet has a vibrant downtown that attracts thousands of visitors on a regular basis.



\*Demographics: REGIS USA Online: 06/13/24